

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
AND RECORD OF ACTION**

**3**

December 7, 2004

**FROM:           MICHAEL E. HAYS, DIRECTOR  
                  LAND USE SERVICES DEPARTMENT/CURRENT PLANNING DIVISION**

**SUBJECT:       SCHEDULE A PUBLIC HEARING TO CONSIDER A GENERAL PLAN  
                  AMENDMENT AND CONDITIONAL USE PERMIT; APPLICANT: FOUAD BOULUS;  
                  APN: 0232-011-21; COMMUNITY: FONTANA**

**RECOMMENDATION:**

1. **SCHEDULE** a public hearing on TUESDAY, December 21, 2004, at 10:00 AM to consider a **DECLARATION OF AN INTENT** to:
  - a) **ADOPT** a Negative Declaration;
  - b) **ADOPT** a General Plan Amendment to amend the land use district map from Multiple Residential, one unit per each 7,000 sq. ft. (7mRM) to General Commercial (CG) on .46 acres; Applicant: Fouad Boulus; APN: 0232-011-21; Community: Fontana;
  - c) **APPROVE** a Conditional Use Permit to establish an auto dealership, auto sales lot, show room with two (2) proposed buildings including a 2-bay, 4,200 sq. ft. repair building with auto detailing, a 1,750 sq. ft. dealership sales office, and 6,157 sq. ft. of outdoor display on .91 acres;
  - d) **ADOPT** the Findings as recommended by the Planning Commission;
  - e) **FILE** a Notice of Determination;
  - f) **CONTINUE** for Final Adoption with the Third Cycle General Plan Amendments;
2. **DIRECT** the Clerk of the Board to publish the Notice of Hearing, pursuant to Government Code Sections 65090 and 65091, one time in a publication of general circulation at least 10 days prior to hearing date.

**BACKGROUND INFORMATION:** On November 18, 2004, the Planning Commission with a 4:0 vote, recommended approval of the proposed General Plan Amendment, and the concurrently filed Conditional Use Permit. The project description is as follows:

**APN:           0232-011-21**

**APPLICANT:   FOUAD BOULUS, ALL STAR MOTORS**

**PROPOSAL:    A) GENERAL PLAN AMENDMENT TO AMEND THE LAND USE DISTRICT MAP FROM  
                  MULTIPLE RESIDENTIAL, ONE UNIT PER EACH 7,000 SQ. FT. (7M-RM) TO GENERAL  
                  COMMERCIAL (CG) ON .46 ACRES;  
                  B) CONDITIONAL USE PERMIT TO ESTABLISH AN AUTO DEALERSHIP, AUTO SALES LOT,  
                  SHOW ROOM WITH TWO (2) PROPOSED BUILDINGS INCLUDING A 2-BAY, 4,200 SQ. FT.  
                  REPAIR BUILDING WITH AUTO DETAILING, A 1,750 SQ. FT. DEALERSHIP SALES OFFICE,  
                  AND 6,157 SQ. FT. OF OUTDOOR DISPLAY ON .91 ACRES**

**COMMUNITY:   FONTANA/2ND SUPERVISORIAL DISTRICT**

**LOCATION:     SOUTH SIDE OF FOOTHILL BLVD., APPROX. 450 FT WEST OF BEECH AVE.**

**JCS/INDEX:   12325CF1/W151-81/2004/GPA01/CUP01**

**STAFF:       Biron R. Bauer**

**REP('S):     JAMES J. HARLEY, ALL CITIES PERMIT SERVICES**

Record of Action of the Board of Supervisors

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In accordance with Government Code Sections 65090 and 65091, and County Development Code Section 83.010330, public notice of this hearing is to be given once at least 10 days prior to the hearing in at least one newspaper of general circulation in the respective community of the proposal. For this item, staff has determined this notice shall be published in the following newspapers: The Sun Newspaper.

**REVIEW AND APPROVAL BY OTHERS:** This item has been reviewed and approved by Deputy County Counsel Robin Cochran on November 19, 2004, 387-8957; and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III on November 23, 2004, 387-5346. This item was heard by the Planning Commission on November 18, 2004.

**FINANCIAL IMPACT:** The costs associated with publishing the notice of hearing are minimal and have been included in the Department's FY 2004/05 budget (AAA-CUR).

**SUPERVISORIAL DISTRICT:** 2<sup>nd</sup>

**PRESENTER:** Michael E. Hays, Director, Land Use Services Department, 387-4141